

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date received: 9/23/05
 Date Accepted: _____
 Planning District: _____
 Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Glenn S. Ovrevik

Phone: 703-971-1824

Address: 7912 Telegraph Road, Kingstowne, VA 22315

Nominator E-mail Address: morogso@aol.com

Signature: Glenn S. Ovrevik**OWNERS OF NOMINATED PARCELS:**

Glenn & Mary Ovrevik	100-1 ((1)) 19	<u>Glenn Ovrevik</u>	<u>Mary Ovrevik</u>
Herman & Julia Lutz	100-1 ((1)) 20	<u>Herman W. Lutz</u>	<u>Julia S. Lutz</u>
Hilltop Sand & Gravel Co.	Certified Letter Sent		
	100-1 ((1)) 9(pt), 14, 15, 17, 23A, 24, 25		

SECTION 2: GENERAL INFORMATION:

Lee District

Number of Parcels Nominated – 7

Parcel Acreage: Approximately 109 acres

The Nomination is not a Neighborhood Consolidation Proposal.**SECTION 3: SPECIFIC INFORMATION CHART**

See attached chart

SECTION 4: CURRENT COMPREHENSIVE PLAN TEXT FOR NOMINATED PROPERTY

Page 69 of the Area IV Plan

45. At such time as the Hilltop landfill ceases operation and is properly reclaimed, any alternative use of the site will require extensive review and significant engineering measures. The property is planned for private recreation; however, residential use at 2-3 dwelling units per acre may be considered on portions of the property if sufficient documentation can be provided to verify that the landfill site is suitable and safe for building. Restoration or re-use of any historic structures on the property should be explored.

46. Parcels 100-1((1)) 14, 15, 17, 19, 20, and 23A are planned for private recreation with an option for residential use at 2-3 dwelling units per acre. It is recommended that they be consolidated, with any private recreation development that takes place on the site of the Hilltop landfill. A commercial recreation facility may be appropriate on the southern part of parcel 23A with screening sufficient to minimize its off-site impacts. If parcels 19 and 20 are consolidated and develop independently of the recreational area, interparcel access to 23A should be provided.

CURRENT PLAN MAP DESIGNATION

R-1 and C-6

PROPOSED COMPREHENSIVE PLAN DESIGNATION

Paragraph 45 - Last line – Add:

It is recommended that the parcels 100-1 ((1)) 14, 15, 17 be combined with any development that takes place on the site of the still functioning portion of the Hilltop landfill when landfill operation ceases.

Delete paragraph 46, as it now appears, and substitute the following:

46. Parcels 100-1 ((1)) 19, 20, 23A, 24, 25 are planned for private recreation use with an option for residential use at 2-3 dwelling units/acre. Residential use may include apartment variety elderly housing.

With the restoration of one half of the landfill area and the creation of a golf course on the restored landfill area combined with a portion of the parcel 23A (which fronts on Telegraph Road), any future private recreation use development should be oriented to the

existing golf course entrance road and golf course club house on parcel 23A. Private recreation use might include one or more health oriented resort facilities of the extended stay variety. Such facilities might incorporate various indoor and outdoor exercise equipment, lazy river waterways, restaurants, etc., all designed for recreation, for relaxation, for rest and for the dining pleasure of short term residents and other participants.

Parcels 19 and 20 may or may not be consolidated for a common use purpose. There should be interparcel access with respect parcels 19-20, with respect parcels 20-23A, with respect parcels 25-23A and with respect parcels 25-24. Interparcel access between parcels 20-23A should extend to the golf course entrance road on the parcel 23A.

The presence of an earthen berm at the northeast corner of parcel 25 and a relatively large body of water, which is contained by said earthen berm, constitutes a flood hazard risk for the parcels 25, 24 and the northern portion of parcel 23A. Commonwealth of Virginia officials must certify that said earthen berm meets current design and safety criteria therefor prior to the issuance of any permits for any residential use development on the parcels which are impacted by said flood hazard risk.

SECTION 5: MAP

See attached map.

SECTION 6: JUSTIFICATION

There are both oversights and land use related inequities in the adopted Plan that affect the area of concern.

The present paragraph 46 is outdated and needs to be replaced. It has been demonstrated that consolidation of surrounding parcels with a private recreation development on the landfill site was, and is, an arbitrary and capricious goal, at best.

Now, the goals can be better defined. The uses surrounding the body conditioning recreation facility, the golf course, should be complementary thereto and the goal should be to develop a Potters Hill/Piney Run Valley complex which is oriented to the single entrance road on Parcel 23A.

With the anticipated expansion of government activity at Fort Belvoir and with the now Federally funded roadway between Richmond Hwy and Telegraph Road to be located closeby, it is reasonable to expect a demand for short term housing to accommodate non government personnel working on temporary assignment. Many of

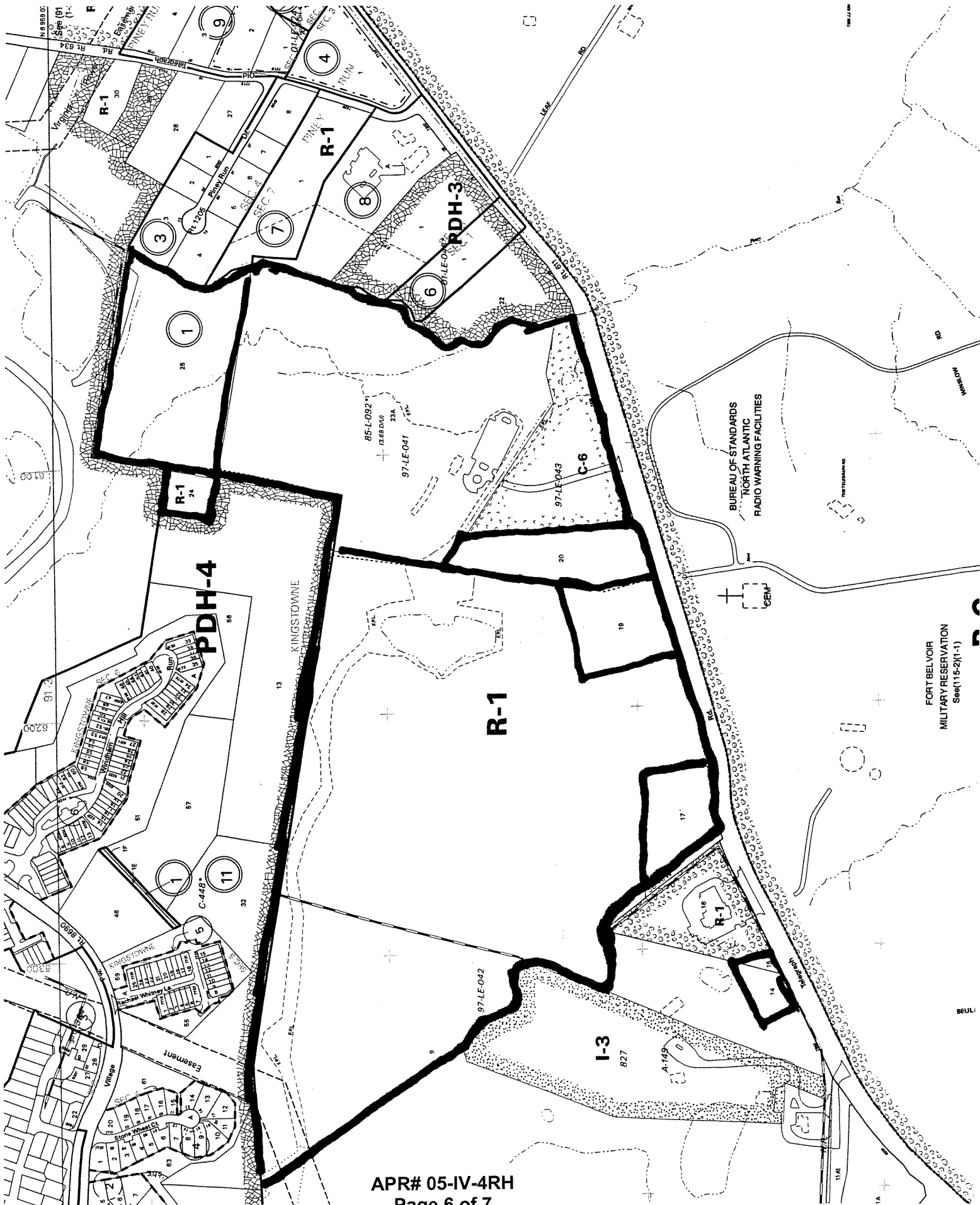
such personnel might welcome the opportunity to play golf or otherwise keep their bodies in good condition during their away from home experience.

Private recreation uses certainly include fine dining in a relaxed scenic environment. The parcel 19 or 20 might include a roof-top restaurant with substantially the same view of the Potomac River and the Maryland shore as that enjoyed by George Washington when he purchased the site where the Woodlawn Plantation house stands today. Also, a scenic view restaurant overlooking hole #9 of the golf course would be possible on Parcels 19 or 20.

Most important, an integral use resort extended stay facility might keep the temporary residents off the local roads when they get off work. Business with pleasure is the concept to be encouraged with this plan amendment.

SPECIFIC INFORMATION TABLE

[illegible]



Hada, JayJeev

From: Morogso@aol.com
Sent: Tuesday, October 25, 2005 10:37 PM
To: Hada, JayJeev
Subject: APR Nomination Clarification

Dear Mr Hada: Thank you for your Oct 24 telephone call. I had not checked my EMail address and was not aware of your 11/19/05 communication.

To clarify the private recreation text modification nomination:

1. I agree that the number of parcels is 9 as you have noted. Please correct.
2. I agree that the proper Plan Map Designation is 3-4 DU/AC and Private Recreation. Please correct.
3. With respect your intensity of use inquiry:

At the end of the Justification Statement, please add the following paragraph:

"For purpose of initial evaluation, with due consideration of the high security, wooded military reservation circumstance across Telegraph Road - from the parcels 19 and 20 and with like consideration of the in-place proffer for landscape screening on Parcel 23A along the Parcel 23A, Parcel 20 boundary; this nomination envisions a 200-250 housing unit extended stay facility (550 sq.ft/unit), with approximately 50,000 sq.ft. of underroof, sport oriented, health improvement facilities, and with a 3000 sq.ft. scenic view dining facility. It also envisions all facilities within a multilevel structure (which includes lower level parking); each structure facing at least 90 degrees away from Telegraph Road and it envisions each structure on a 3+ acre site."

In your consideration of this Lee District Nomination, please contact the Director Storm Water Management, Scott St. Clair, Re: Dam Safety Program. I believe he will tell you that the Earthen Burm referred to in the nomination is not now a part of the Dam Safety Program and this Burm needs to be incorporated.

Glenn Ovrevik
 Nominator

APR# 05-IV-4RH
Page 7 of 7

10/26/2005